



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2018-041 P&Z DATE 12/11/18 CC DATE 12/17/18 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-041

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address North of Breezy Hill Phase V

Subdivision Breezy Hill Phase XI

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-74

Current Use

Proposed Zoning

Proposed Use

Acreage 23.849

Lots [Current]

Lots [Proposed]

78

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner BH Balance III, LLC.

Applicant Corwin Engineering, Inc.

Contact Person John Arnold

Contact Person Chase Finch

Address 8214 Westchester Dr., Ste. 710

Address 200 W. Belmont, Ste. E

City, State & Zip Dallas, Texas 75225

City, State & Zip Allen, Texas 75013

Phone 214-522-4945

Phone 469-879-9157

E-Mail jarnold@skorburgcompany.com

E-Mail cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

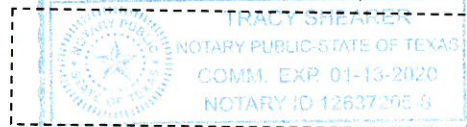
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 557.74, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of November, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 15 day of November, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

John Arnold
Tracy Shearer



My Commission Expires 01-13-2020



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-041
Project Name: Breezy Hill Phase XI
Project Type: PLAT
Applicant Name: CORWIN ENGINEERING, INC.
Owner Name: BH BALANCE III, LLC.
Project Description:



RECEIPT

Project Number: P2018-046

Job Address:
ROCKWALL, TX 75087

Receipt Number: B83341

Printed: 12/17/2018 2:13 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 352.18

Total Fees Paid:

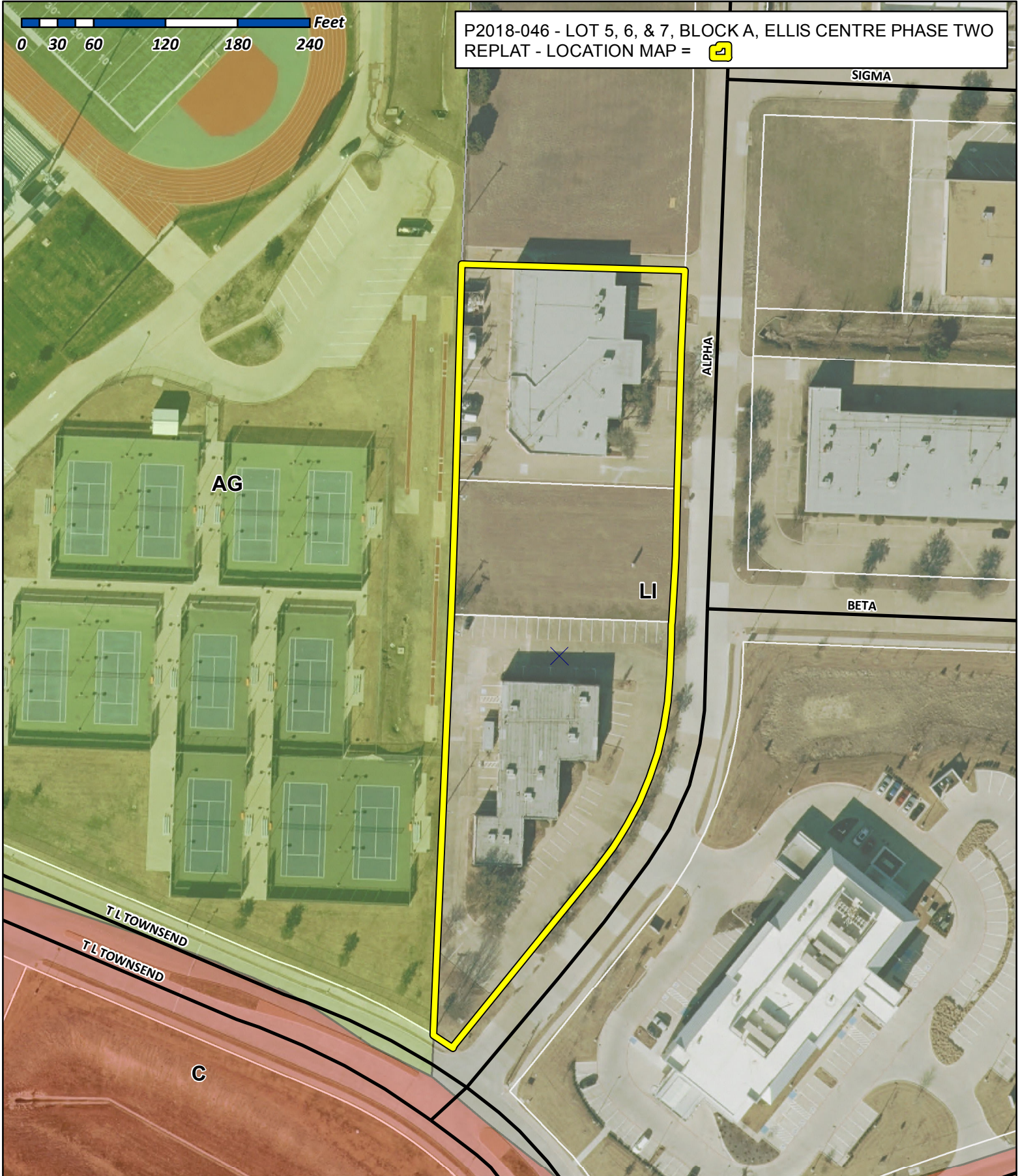
\$ 352.18

Date Paid: 12/17/2018 12:00:00AM

Paid By: DAVID ELLIS

Pay Method: CHECK 1294

Received By: LM



P2018-046 - LOT 5, 6, & 7, BLOCK A, ELLIS CENTRE PHASE TWO
 REPLAT - LOCATION MAP =

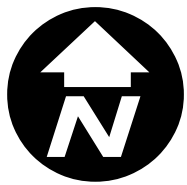
0 30 60 120 180 240 Feet



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/02/2019

APPLICANT: David Ellis

AGENDA ITEM: **P2018-046**; *Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition*

SUMMARY:

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 2.62-acre tract of land [*i.e. Lots 1 & 3, Block A, of the Ellis Centre, Phase 2 Addition*] to create Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition. The purpose of the replat is to establish cross access easements that will provide access through the lots. Additionally, this will allow Lot 6 to be developed. The subject property is identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, is addressed as 1930 & 1950 Alpha Road, and zoned Light Industrial (LI) District.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number	P2018-046	Owner	Applied 12/14/2018 LM
Project Name	Lots 5, 6, & 7, Block A, Ellis Centre, Phase	Applicant	Approved
Type	PLAT		Closed
Subtype	REPLAT		Expired
Status	Staff Review		Status

Site Address	City, State Zip	Zoning
	ROCKWALL, TX 75087	

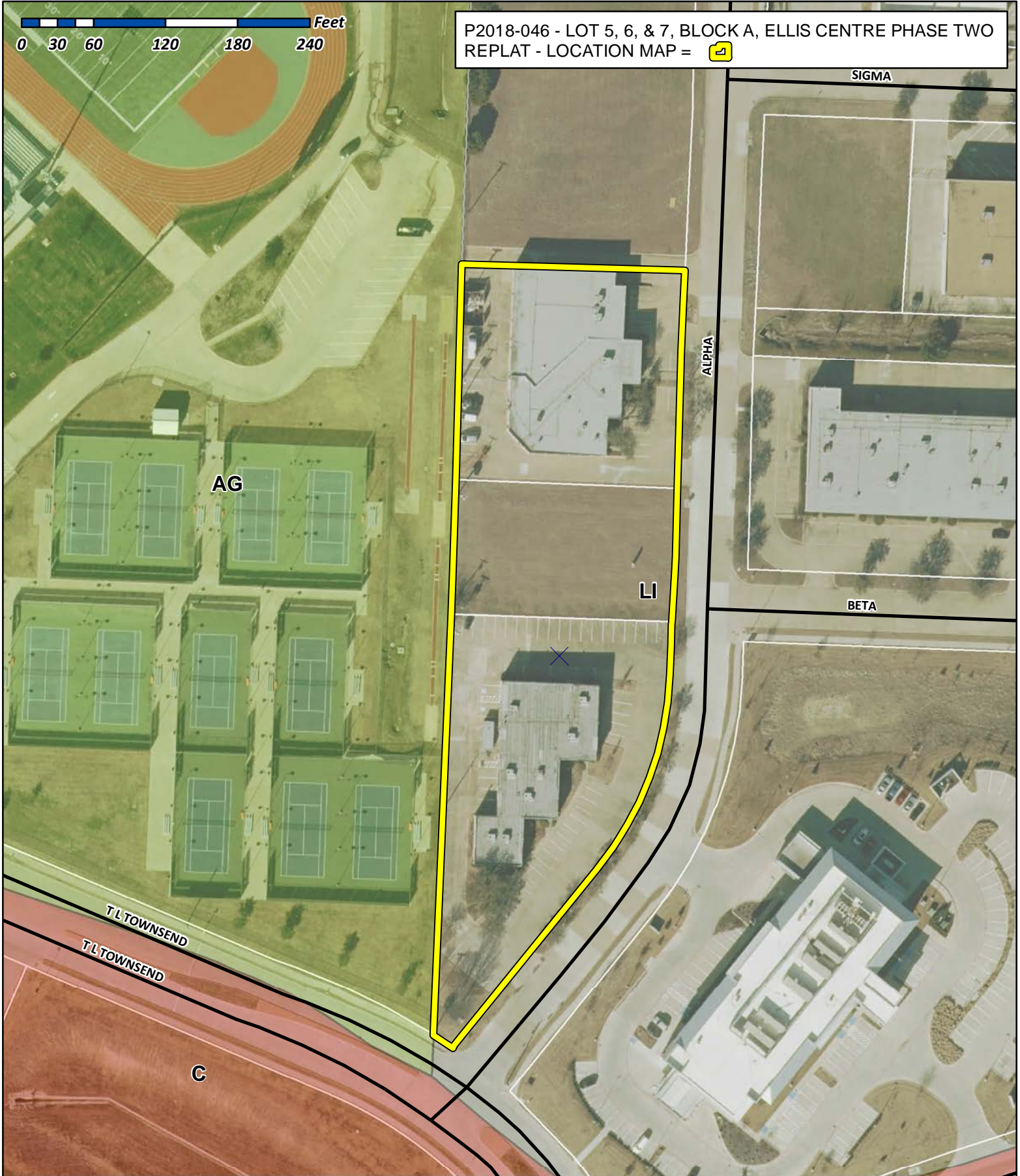
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
ENGINEERING (12/20/2018 2:39 PM SH) Note 4 should read, "Property owner to maintain, repair, and replace drainage and detention easements on site."	Sarah Hager	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
GIS	Lance Singleton	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
PLANNING	David Gonzales	12/14/2018	12/21/2018	12/19/2018	5	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 12.18.2018</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Thursday, January 3 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p>						
<ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Unified Development Code (UDC) and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document. 2. Provide a label indicating "Case No. P2018-046" on the lower right corner on all pages of the revised final plat submittal. 3. Ghost-in 'Old Lot Information' for the three (3) lots being platted. 4. Provide owner information for both of the lots fronting on and adjacent to Beta Court. 5. Verify and/or correct distance for call N 01.34.52 E on plat -- indicates 743.46-ft - the owners certificate on page 2 indicates a distance of 746.46-ft. 6. Change owner certificate information of paragraph two (2) to correspond to title block. 7. Correct Title Block to read as follows: Final Plat Lots 5, 6, & 7, Block A Ellis Centre, Phase Two Lots 5, 6, & 7, Block A Being a Replat of Lots 1 & 3, Block A Ellis Centre, Phase Two ...County of Rockwall, Texas. 8. Future development of the site will require a replat (i.e. Lot 6) 						
<p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **</p>						
<p>Although this plat is on the Consent Agenda, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend:</p>						
<p>Planning - Consent Agenda: January 2, 2019 (6:00p.m.)</p>						
<p>City Council - Consent Agenda: January 22, 2019 (Tuesday at 6:00 p.m.)</p>						



P2018-046 - LOT 5, 6, & 7, BLOCK A, ELLIS CENTRE PHASE TWO
REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
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OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David M. Ellis, Charles M. Ellis, Jody M. Ellis and Richard M. Ellis III, The Five Nine Seven LP, and Bask Investments BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1, Block A, of ELLIS CENTRE, PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, of the Plat Records of Rockwall County, Texas, and also being all of Lot 3, Block A of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 143, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northwest right-of-way line of Alpha Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 1, Block A, a distance of 746.46 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 3, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lots 3 & 4, Block A, a distance of 185.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block A and at the northeast corner of Lot 3, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 407.08 feet to an "X" found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 36°54'45", a radius of 270.00 feet, a tangent of 90.11 feet, a chord of S 20°02'17"W, 170.95 feet along said right-of-way line, an arc distance of 173.95 feet to a 1/2" iron rod found for corner;

THENCE S. 38 deg. 29 min. 40 sec. W. along said right-of-way line, a distance of 217.91 feet to the POINT OF BEGINNING and containing 113,912 square feet or 2.62 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

David M. Ellis _____ Charles M. Ellis _____

Jody M. Ellis _____ Richard M. Ellis III _____

for The Five Nine Seven LP _____ for Bask Investments, LLC _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared David M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Charles M. Ellis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Jody M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Richard M. Ellis III known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE THREE, LOTS 1, 2 & 3, BLOCK E, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ELLIS CENTRE, PHASE TWO
LOT 5, 6 & 7, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A
OF LOTS 3 & 4, BLOCK A

ELLIS CENTRE
AND PART OF LOT 1, BLOCK A
ELLIS CENTRE, PHASE ONE & TWO

3 LOTS
2.62 ACRES OR 113,912 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
THE FIVE NINE SEVEN
LIMITED PARTNERSHIP
14465 WEBB CHAPEL ROAD
SUITE 119
FARMERS BRANCH, TEXAS 75234

OWNER:
BASK INVESTMENTS, LLC
1930 ALPHA DRIVE
SUITE 300
ROCKWALL, TEXAS 75087

OWNER:
David M. Ellis, Charles M. Ellis,
Jody M. Ellis and Richard M. Ellis III.
16361 LAWDER LANE
DALLAS, TEXAS 75248

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
OS GAS METER	PH PHONE
ELC ELECTRIC METER	HY HYDRANT
EB ELECTRIC BOX	LP LIGHT POLE
WB WATER METER	RF-180 IRON ROD FOUND (1 CORNER)
JB JUNCTION BOX	RF-90 IRON ROD FOUND (1 CORNER)
EL EASEMENT LINE	AR AIR COND. UNIT
FC FENCE	PK PROPRANE PANK

SURVEY DATE _____ DECEMBER 14, 2018
SCALE 1" = 100' FILE # 20130105-3RP
CLIENT ELLIS

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2018-

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 01/07/2019

APPLICANT: David Ellis

AGENDA ITEM: **P2018-046**; *Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition*

SUMMARY:

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 2.62-acre tract of land [*i.e. Lots 1 & 3, Block A, of the Ellis Centre, Phase 2 Addition*] to create Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition. The purpose of the replat is to establish cross access easements that will provide access through the lots. Additionally, this will allow Lot 6 to be developed. The subject property is identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, is addressed as 1930 & 1950 Alpha Road, and zoned Light Industrial (LI) District.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition*, staff would recommend the following conditions:

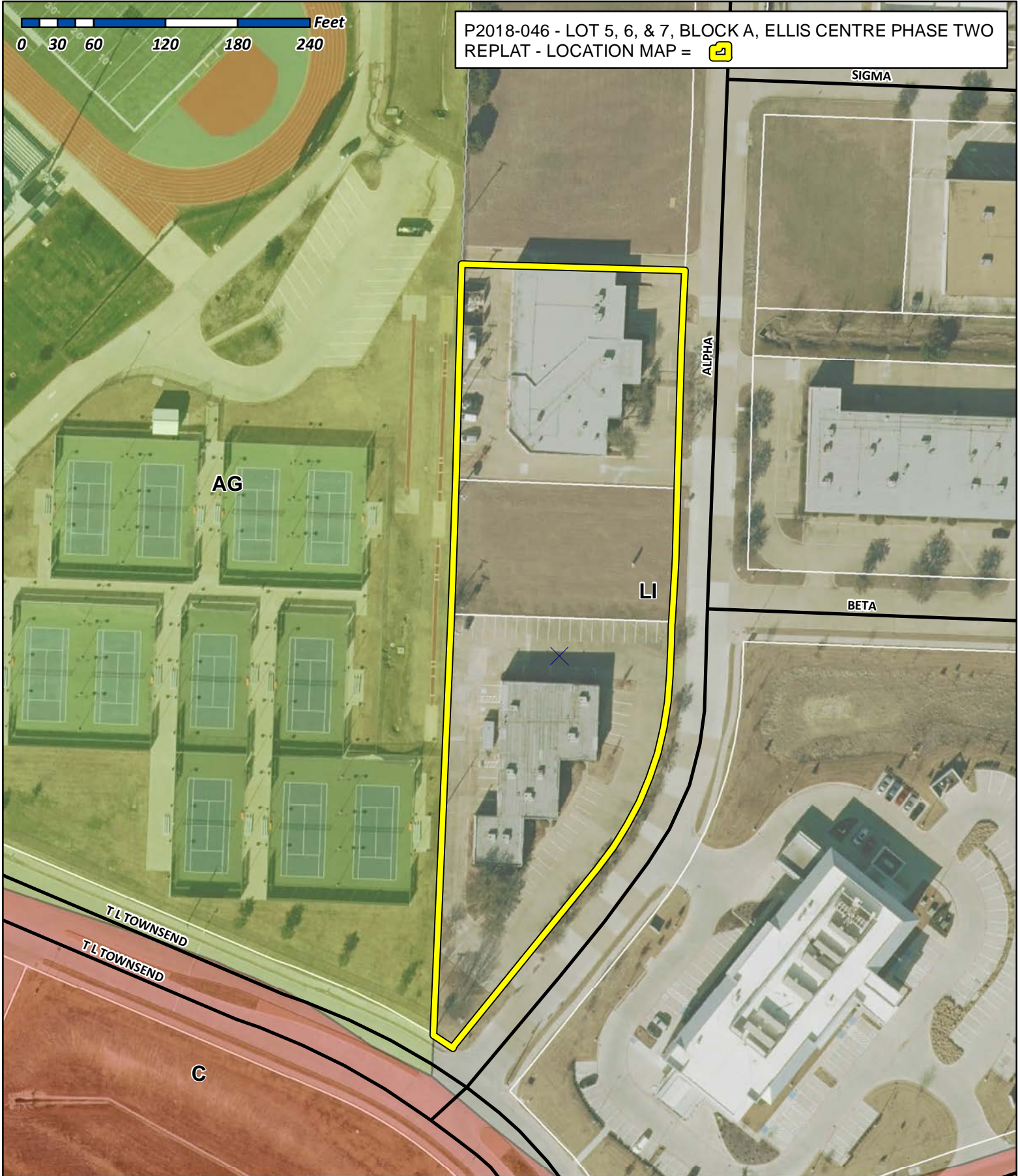
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On January 2, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Lyons and Fishman absent.



P2018-046 - LOT 5, 6, & 7, BLOCK A, ELLIS CENTRE PHASE TWO
REPLAT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David M. Ellis, Charles M. Ellis, Jody M. Ellis and Richard M. Ellis III, The Five Nine Seven LP, and Bask Investments BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1, Block A, of ELLIS CENTRE, PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, of the Plat Records of Rockwall County, Texas, and also being all of Lot 3, Block A of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 143, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northwest right-of-way line of Alpha Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 1, Block A, a distance of 746.46 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 3, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lots 3 & 4, Block A, a distance of 185.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block A and at the northeast corner of Lot 3, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 407.08 feet to an "X" found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 36°54'45", a radius of 270.00 feet, a tangent of 90.11 feet, a chord of S 20°02'17"W, 170.95 feet along said right-of-way line, an arc distance of 173.95 feet to a 1/2" iron rod found for corner;

THENCE S. 38 deg. 29 min. 40 sec. W. along said right-of-way line, a distance of 217.91 feet to the POINT OF BEGINNING and containing 113,912 square feet or 2.62 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

David M. Ellis _____ Charles M. Ellis _____

Jody M. Ellis _____ Richard M. Ellis III _____

for The Five Nine Seven LP _____ for Bask Investments, LLC _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared David M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Charles M. Ellis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Jody M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Richard M. Ellis III known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE THREE, LOTS 1, 2 & 3, BLOCK E, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
ELLIS CENTRE, PHASE TWO
LOT 5, 6 & 7, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A
OF LOTS 3 & 4, BLOCK A

ELLIS CENTRE
AND PART OF LOT 1, BLOCK A
ELLIS CENTRE, PHASE ONE & TWO

3 LOTS
2.62 ACRES OR 113,912 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
THE FIVE NINE SEVEN
LIMITED PARTNERSHIP
14465 WEBB CHAPEL ROAD
SUITE 119
FARMERS BRANCH, TEXAS 75234

OWNER:
BASK INVESTMENTS, LLC
1930 ALPHA DRIVE
SUITE 300
ROCKWALL, TEXAS 75087

OWNER:
David M. Ellis, Charles M. Ellis,
Jody M. Ellis and Richard M. Ellis III.
16361 LAWDER LANE
DALLAS, TEXAS 75248

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
GAZ GAS METER	PH PHONE
ELEC ELECTRIC METER	HYD HYDRANT
ELC ELECTRIC METER	LP LIGHT POLE
BOX SUBURFACE JUNCTION BOX	RF-180 IRON ROD FOUND (1 CORNER)
--- EASEMENT LINE	AR AIR COND UNIT
-F- FENCE	PROPR PROPERTY LINE
	PROP PROPANE TANK

SURVEY DATE _____ DECEMBER 14, 2018
SCALE 1" = 100' FILE # 20130105-3RP
CLIENT ELLIS

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



January 16, 2019

ATTN: CHASE FINCH
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TX 75013

RE: PRELIMINARY PLAT (P2018-041), Breezy Hill Phase XI

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 12/17/2018. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the City Council choose to approve the preliminary plat for Breezy Hill, Phase XI, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) The development shall adhere to the recommendations of the Parks and Recreation Board;*
- 3) Any construction resulting from the approval of this preliminary plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On December 11, 2017, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat passed by a vote of 6-0 with Commissioner Moeller absent.

CITY COUNCIL:

On December 17, 2018, the City Council's motion to approve the preliminary plat with staff conditions passed by a vote of 7 to 0.

For any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX